

Godden Mackay Logan

Heritage Consultants



78-96 Arncliffe Street and 31-45 Princes Highway Wolli Creek Archaeological Assessment

Report prepared for Nahas Construction
November 2009

Godden Mackay Logan Pty Ltd
ABN 60 001 179 362

78 George Street Redfern
NSW Australia 2016

T +61 2 9319 4811
F +61 2 9319 4383

www.gml.com.au

Report Register

The following report register documents the development and issue of the report entitled 78-96 Arncliffe Street and 31-45 Princes Highway, Wolli Creek—Archaeological Assessment, undertaken by Godden Mackay Logan Pty Ltd in accordance with its quality management system. Godden Mackay Logan operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

Job No.	Issue No.	Notes/Description	Issue Date
09-0155	1	Draft Report	September 2009
09-0155	2	Final Report	November 2009

Copyright

Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and/or in figure captions. Reasonable effort has been made to identify, contact, acknowledge and obtain permission to use material from the relevant copyright owners.

Unless otherwise specified or agreed, copyright in this report vests in Godden Mackay Logan Pty Ltd ('GML') and in the owners of any pre-existing historic source or reference material.

Moral Rights

GML asserts its Moral Rights in this work, unless otherwise acknowledged, in accordance with the (Commonwealth) Copyright (Moral Rights) Amendment Act 2000. GML's moral rights include the attribution of authorship, the right not to have the work falsely attributed and the right to integrity of authorship.

Right to Use

GML grants to the client for this project (and the client's successors in title) an irrevocable royalty-free right to reproduce or use the material from this report, except where such use infringes the copyright and/or Moral Rights of GML or third parties.

Contents	Page
1.0 Introduction.....	1
1.1 Project Initiation	1
1.2 Background.....	1
1.3 Site Location	1
1.4 Aims	1
1.5 Methodology	2
1.6 Limitations.....	2
1.7 Authorship.....	2
2.0 Statutory Context.....	5
2.1 Preamble.....	5
2.2 The Environmental Planning and Assessment Act 1979.....	5
2.2.1 <i>Part 3A, Division 3 of the EP&A Act—Concept Plans</i>	6
2.3 The Heritage Act.....	6
2.4 Rockdale Local Environmental Plan 2000.....	9
2.5 Non-Statutory Listings	9
2.5.1 <i>Australian Heritage Database</i>	9
2.5.2 <i>The National Trust of Australia (NSW)</i>	9
2.6 Endnotes.....	10
3.0 Brief Site History	11
3.1 Pre-contact Aboriginal History.....	11
3.2 William Packer and Alexander Brodie Spark 1810–1857	11
3.3 Tempe Hotel Development 1883–1920	12
3.4 Site Development 1930–2009	13
3.5 Endnotes.....	21
4.0 Assessment of Archaeological Potential	23
4.1 Site Inspection	23
4.2 Evidence from the Historical Record	23
4.3 Potential Historical Remains	24
4.4 Summary of Historical Archaeological Potential.....	25
5.0 Significance Assessment	29
5.1 Principles	29
5.2 Basis of Assessment.....	29
5.3 Significance Assessment	30
5.3.1 <i>Criterion A</i>	30
5.3.2 <i>Criterion B</i>	30
5.3.3 <i>Criterion C</i>	30
5.3.4 <i>Criterion D</i>	30
5.3.5 <i>Criterion E</i>	31
5.3.6 <i>Criterion F</i>	31
5.3.7 <i>Criterion G</i>	31
5.4 Statement of Significance.....	31

5.5 Endnotes	32
6.0 Impact Assessment	37
6.1 The Development Proposal	37
6.2 Potential Archaeological Impacts.....	37
6.3 Archaeological Mitigative Strategy.....	37
7.0 Conclusion and Recommendations.....	41
7.1 Conclusions	41
7.2 Recommendations	41

1.0 Introduction

1.1 Project Initiation

Godden Mackay Logan (GML) has been commissioned by Nahas Constructions Pty Ltd to prepare an archaeological assessment of 78-96 Arncliffe Street and 31-45 Princes Highway, Wolli Creek (hereafter referred to as the 'subject site', 'subject land' or 'site') to accompany the submission of a Project Application to the Minister for Planning, pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act). The report has been prepared to assess the site's archaeological potential. The report includes recommendations to assist the management of historical archaeological sources of the site.

1.2 Background

The Director General's Requirements (DGRs) under the EP&A Act that relate to the proposed development, issued on 15 September 2009, do not require the preparation of an archaeological assessment. The DGRs require that all relevant Environmental Planning Instruments, policies and guidelines be addressed including the Rockdale City Council Local Environmental Plan 2000 (Rockdale LEP 2000).

The Project Plan proposes the construction of a supermarket and other retail with associated carparking. It is proposed to retain the existing masonry walls that front Brodie Spark Drive and Arncliffe Street as part of the new structure. It is proposed to demolish all other built elements.

1.3 Site Location

The subject site is located at 78-96 Arncliffe Street and 31-45 Princes Highway, Wolli Creek within the City of Rockdale, 9.8 kilometres south of Sydney. The site is covered by Lots 1-9 DP 24018 and Lots 3 and 4 DP 1032962. The property is bounded by the Princes Highway on the south side, Brodie Park Drive on the east side, Arncliffe Street on the north side and an industrial premises on the west side (Figures 1.1 and 1.2). The site currently contains a number of workshops and industrial buildings that front Princes Highway and Arncliffe Street and covers 12,451 square metres in size.

1.4 Aims

The aims of this report are to:

- review the historical development of the site;
- assess the site's potential to contain historical archaeological remains;
- assess the significance of any potential remains and how they may be affected by the proposed development of the site;
- identify any archaeological constraints to the proposed development of the site (if any); and
- outline an appropriate strategy to mitigate any potential archaeological impacts of the proposed development.

1.5 Methodology

This report has been prepared in accordance with the *Archaeological Assessment* guidelines contained in the *NSW Heritage Manual* (Department of Urban Affairs and Planning and the Heritage Council of NSW, 1996) and applies the principles contained in *The Burra Charter - The Australia ICOMOS Charter for Places of Cultural Significance 1999*.

1.6 Limitations

This report addresses historical archaeology issues at the site only and does not include an assessment of potential Indigenous heritage sites or values.

This report does not consider any geotechnical information about the site.

1.7 Authorship

This report has been prepared by Lyndon Patterson, Consultant and Archaeologist, with assistance from Mark Dunn, Senior Consultant and Historian. The report has been reviewed by Peter Romey, Partner of Godden Mackay Logan and Anne Mackay, Senior Associate of Godden Mackay Logan.

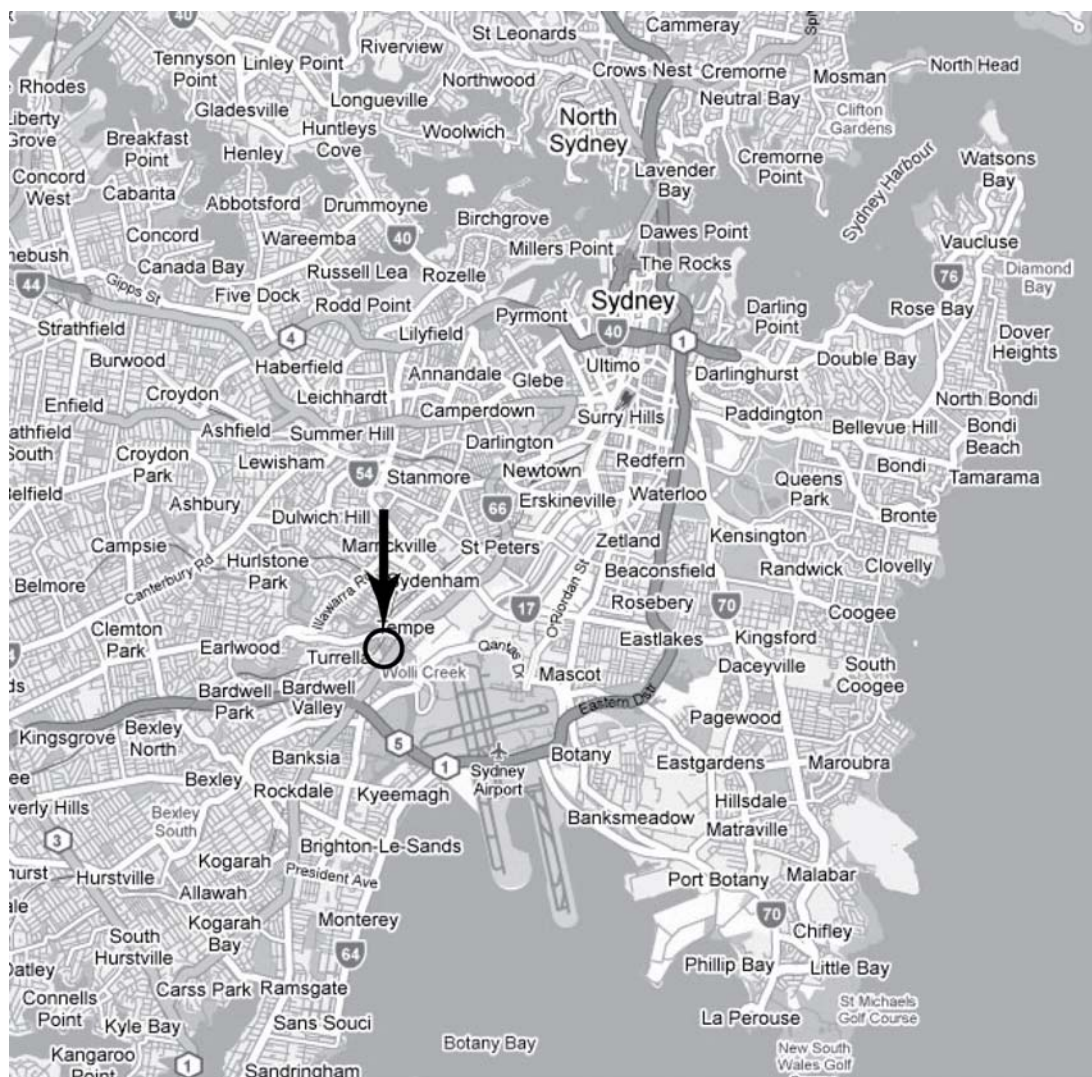


Figure 1.1 Map showing the general location of Wolli Creek within the Sydney metropolitan area. (Source: Google Maps)



Figure 1.2 Aerial photograph of the subject site, which is outlined and shaded. (Source: Google Maps)

2.0 Statutory Context

2.1 Preamble

The site at 78-96 Arncliffe Street and 31-45 Princes Highway, Wolli Creek, is affected by a number of statutory controls which must be taken into account prior to development of the site. These controls include:

- Part 3A of the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act);
- *Heritage Act 1977* (NSW) (the Heritage Act);
- the *Rockdale Local Environmental Plan 2000* (LEP); and

2.2 The Environmental Planning and Assessment Act 1979

The EP&A Act is the overarching legislation that provides a statutory framework for planning processes required in association with development proposals. This Act sets out three specific statutory assessment processes:

- Part 3A: A single assessment and approval system for major development and infrastructure projects;
- Part 4: Development that requires consent under consideration of environmental planning instruments; and
- Part 5: An assessment process for activities undertaken by public authorities and for developments that do not require development consent but an approval under another mechanism.

Section 75B(2) of the EP&A Act enables the Minister, through an Order made under Section 75B(1) of the EP&A Act, to declare a development to be a Major Project.

Major Projects are identified in Section 75B(2) and include:

- (a) *major infrastructure or other development that, in the opinion of the Minister, is of State or regional environmental planning significance,*
- (b) *major infrastructure or other development that is an activity for which the proponent is also the determining authority (within the meaning of Part 5) and that, in the opinion of the proponent, would (but for this Part) require an environmental impact statement to be obtained under that Part.*

Part 3A of the Act essentially makes provision for a single assessment and approval process by incorporating relevant matters to be addressed within an assessment of the project, thereby removing the need to seek subsequent approvals pursuant to the Minister for Planning's determination.

In regards to planning processes relevant to historical heritage, Section 75U of the Act states that an approval under Part 4 or an excavation permit under Section 139 and Section 60 of the Heritage Act are not required for projects assessed under Part 3A.

Notwithstanding this, matters and issues relevant to the Heritage Act are addressed during development planning for a project subject to determination under Part 3A of the EP&A Act to ensure that unacceptable and/or adverse environmental impacts do not occur. Until a project is approved under Part 3A, all relevant permits and approvals under the Heritage Act are still required.

2.2.1 Part 3A, Division 3 of the EP&A Act—Concept Plans

The Minister may authorise or require the proponent of a development project to submit a concept plan that outlines the proposed scope of the project and any development options (Section 75M of the EP&A Act).

Upon receipt of such a concept plan, the Minister may approve that plan provided the environmental assessment requirements of the Director-General of the Department of Planning have been met (Section 75O). This archaeological assessment addresses the archaeological potential of the site only.

2.3 The Heritage Act

The Heritage Act is a statutory tool designed to conserve New South Wales's environmental heritage.¹ It is used to regulate development impacts on the state's heritage assets. The Act defines a heritage item as 'a place, building, work, relic, moveable object or precinct'. Heritage items are defined further in the following manner:

- 'Building' includes a part of a building, a structure or a part of a structure.
- 'Moveable object' means a moveable object that is not a relic.
- 'Place' means an area of land, with or without improvements.
- 'Precinct' means an area, a part of an area, or any other part of the state.
- 'Relic' means any deposit, object or material evidence:
 - (a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) which is 50 or more years old.

To assist management of the state's heritage assets, the Act distinguishes between items of Local and State heritage significance.

- 'State heritage significance' means significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.
- 'Local heritage significance' means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Various sections of the Act can protect items of local and/or state heritage significance when under threat by development. Under Section 24, the Minister for Planning can authorise councils to make Interim Heritage Orders (IHO) for items of State or Local heritage significance. An IHO essentially protects a place, building, work, relic, moveable object or precinct from harm for 12 months, or the period specified by the order. An item can also be listed on the State Heritage Register (SHR). Various

procedures must be followed by the Heritage Council and Minister, under Part 3A of the Act, to list an item on the SHR.

Archaeological features and deposits are afforded statutory protection by the relics provision of the Act (as amended in 1999). Section 139[1] states that:

A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

An excavation permit, however, may only be required in certain cases, which provides the Heritage Council with discretionary power to determine when a permit is required. As permitted by Section 139[4] of the Act, the Heritage Council has created a number of exceptions for an excavation permit. The most relevant to the current study are:

- (a) where an archaeological assessment has been prepared in accordance with Guidelines published by the Heritage Council of NSW which indicates that any relics in the land are unlikely to have State or local heritage significance; or*
- (b) where the excavation or disturbance of land will have a minor impact on archaeological relics; or*
- (c) where the excavation or disturbance of land involves only the removal of unstratified fill which has been deposited on the land.*

The subject land is not listed on the NSW State Heritage Register and is not the subject of an Interim Heritage Order at present. However, any heritage items or relics that may be on the subject land must be managed in accordance with Division 9 of the Heritage Act (i.e. Sections 138–146).

The only property in the vicinity listed on the State Heritage Register is Tempe House and St Magdalenes Chapel, located at 1 Princes Highway, Arncliffe. Figure 2.1 is a map showing the SHR site and curtilage. Tempe House was the subject of an archaeological management plan undertaken by Casey & Lowe in 2002. The current subject land is outside the curtilage of SHR listed Tempe House and St Magdalenes Chapel.

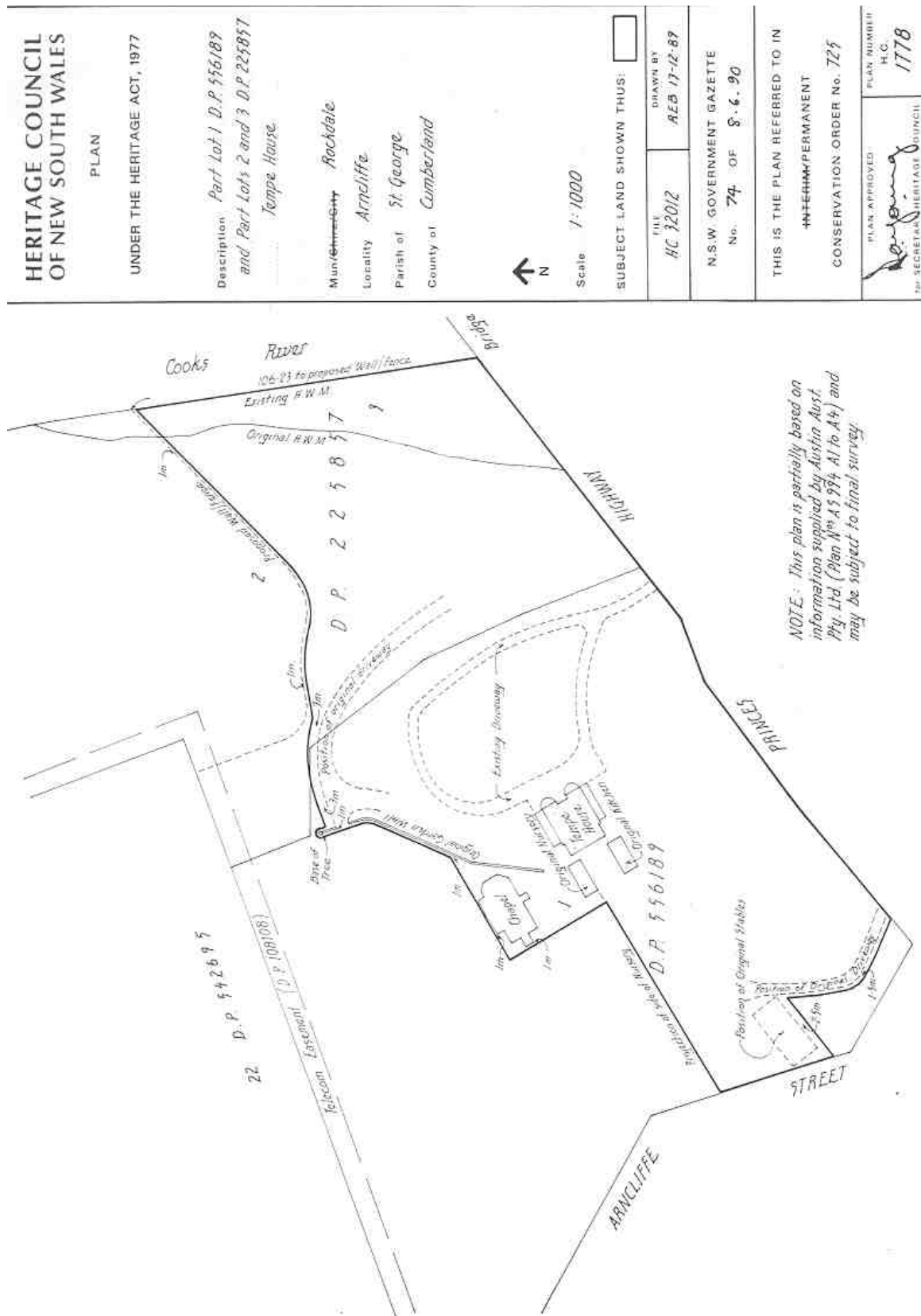


Figure 2.1 Map of SHR Listed Tempe House and St Magdalene's Chapel (Source Heritage Branch Website²).

2.4 Rockdale Local Environmental Plan 2000

Part 8 of the Rockdale Local Environmental Plan 2000 (LEP) sets out Rockdale Council's Heritage Conservation Controls. Clauses 59 and 60 of the LEP provide for the management of known and potential archaeological sites.

59 Development of known or potential archaeological sites

(2) The consent authority may grant consent to the carrying out of development on an archaeological site that has non-Aboriginal heritage significance or a potential archaeological site that is reasonably likely to have non-Aboriginal significance only if:

(a) it has considered an assessment of how the proposed development would affect the conservation of the site and any relic known or reasonably likely to be located at the site prepared in accordance with any guidelines for the time being notified to it by the Heritage Council,

(b) it is satisfied that any necessary excavation permit required by the Heritage Act 1977 has been granted.

[Clause amended SEPP (Repeal of Concurrence and Referral Provisions) 2008]

60 Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites

The consent authority must take into consideration the likely effect of the proposed development on the heritage significance of a heritage item, heritage conservation area, archaeological site or a potential archaeological site, and on its setting, when determining an application for consent to carry out development on land in its vicinity.

The subject site is not listed as a heritage item on Schedule 1 of the LEP and is not situated within an identified Heritage Conservation Area. The Tempe House Precinct at 1 Princes Highway, Arncliffe is listed as a heritage item on Schedule 2 of the LEP, however it is outside the boundary of the subject land.

2.5 Non-Statutory Listings

2.5.1 Australian Heritage Database

The Australian Heritage Database is a register of sites, places and landscapes with either Aboriginal or historic heritage values maintained by the Australian Government Department of Environment, Water, Heritage and the Arts (DEWHA). The database includes places in the World Heritage List, National Heritage List, Commonwealth Heritage List, Register of the National Estate and the List of Overseas Places of Historic Significance to Australia.

78-96 Arncliffe Street and 31-45 Princes Highway, Wolli Creek, are not listed as heritage items on the Australian Heritage Database. The closest place listed on the Register of the National Estate is Tempe House and Magdalenes Chapel (listing 5045451) located nearby at 1 Princes Highway, Arncliffe. St Magdalenes Retreat is also listed (listing 3330) for the same address.

2.5.2 The National Trust of Australia (NSW)

The National Trust of Australia (NSW) maintains a non-statutory register of historic heritage sites, buildings, landscapes, places and objects. Listing by the National Trust of Australia (NSW) constitutes

an authoritative statement regarding a site's heritage significance and, while it does not impose any legal constraints upon future use or development of a site or place, a National Trust listing is a strong indication of the community's recognition of that site or place's heritage significance and the need for its conservation.

None of the properties at 78-96 Arncliffe Street or 31-45 Princes Highway are listed as heritage items with the National Trust. The Qantek Centre, formerly St. Magdalene's Retreat and Tempe House (listing 9392), located nearby at 1 Princes Highway, is listed.

2.6 Endnotes

¹ The *Heritage Act 1977* (NSW), <<http://www.legislation.nsw.gov.au/>>, p 1.

² Heritage Branch Website: <http://www.heritage.nsw.gov.au/07_subnav_01_3.cfm?itemid=5045451&imageid=470> Accessed on 24/09/09.

3.0 Brief Site History

3.1 Pre-contact Aboriginal History

The area that is today the suburb of Tempe forms part of a wider expanse of land occupied by the Cadigal (or Gadi, Gadigal) people, who were known to early European settlers as the Botany Bay tribe.¹ Cadigal country extended across most of the Sydney peninsula, taking in the land between what is today Darling Harbour and South Head, and including Port Jackson, Botany Bay and Port Hacking.² The Cooks River area would have been an important resource to the Cadigal people, providing a source of fresh water and attracting a range of flora and fauna.³

Given that the area was beyond the colonial boundary of Sydney town during the early nineteenth century, it is possible that Aboriginal occupation and use of this area continued into this period.⁴ The dunes and wetlands of the area would have been considered less than ideal by the early settlers seeking land for farming and settlement.⁵ By 1810 the first grants were being made in the area hunters, fishermen and timber cutters had begun to visit the region⁶, and by c1840 it seems that very few Indigenous people remained in the area.⁷ Local tracks avoided the various swamps, and presumably developed by following existing Aboriginal paths.⁸

3.2 William Packer and Alexander Brodie Spark 1810–1857

The site of 78–96 Arncliffe Street is within the boundary of two parcels of land belonging to William Packer of 30 and 100 acres on the Cooks River, granted in January 1810. Packer was a Sergeant in the NSW Corps, living in Pitt Street. By 1804 Packer was advertising the sale of general goods and chattels from his house in Pitt Street with his wife Sarah. After his grant of land it appears that Packer split his time between Pitt Street and his Cooks River farm which he had named Bundelwarren. By 1812 he was living on the site at least part of the time, advertising for labourers to apply for work to him at the farm. He was offering payment in bags of lime, which he was producing on site, likely using the shell deposits in Aboriginal middens along the foreshore.⁹ He had previously notified the residents of Sydney that they were not to trespass on his farm at Cooks River for the purpose of taking either timber or lime from the site and any caught would be punished as the law directs. Packer died in 1819 and his estate was handled by his wife Sarah.

In 1826 the merchant Alexander Brodie Spark purchased Packer's Bundelwarren farm at Cooks River and adds it to two other portions to form his Tempe estate. Spark built a temporary sandstone cottage on the site while he planned the construction of a large villa. Census records from 1828 show there were six people working on the estate at this time with this number rising to 31 by 1831. In 1831 Spark commissioned the architect John Verge to design Tempe house, a substantial villa overlooking the river which was completed by c1836. To the south of the villa, Spark had a large artificial hill built to act as a picturesque backdrop to the new house. He named this new feature Mt Olympus. Spark also landscaped the river front with gardens and lawns, adding a wharf at which visitors could alight when visiting.¹⁰

In 1839 a dam was constructed across the Cook's River with the intention of providing a fresh water supply to the town of Sydney. Sadly the water was found to be brackish and unsuitable for drinking, but the dam wall provided a link to the northern shore of the river and to the Cooks River road that led back to Sydney. With this in place Spark proceeded to build a carriage drive, new coach house, stables and grooms quarters.¹¹ The dam wall was later converted to a bridge, close to the site of the current Cooks River Bridge.

Spark cultivated his land, experimenting with grape vines and later planting apricots and plums, figs, peaches and nectarines as well as ornamental flowers and shrubs. In 1844 a fire destroyed the stables and outhouses which were rebuilt in the following years. By this time Spark was in serious financial trouble, having mortgaged the estate in 1841 and declared bankrupt in 1843. By 1847 the mortgage had been transferred to the Australian Trust Company, although he continued to live at the estate until his death in 1856.¹²

In 1859 the Australian Trust Company advertised the house for sale in the Sydney Morning Herald, noting the house as being a beautiful stone built villa, with an extensive collection of out buildings including a large kitchen, laundry, store, bakery, stables and other buildings.¹³ The sale advertisement describes these buildings as being substantial buildings built primarily of stone with all the outside work being of hardwood of the best description. A sale plan of the estate from 1859 shows the second set of outbuildings and stables running in a line south from the house site. Of these, one is shown across the newly formed Arncliffe Road (later renamed Brodie Spark Drive) and to the east of Illawarra Street (later renamed Arncliffe Street), within the study site area (see Figure 3.2).

Beyond Tempe house to the south some other estates and farms had been granted which by the 1840s were also being subdivided. The Village of Arncliffe subdivision was set out in 1844 and was accessed first via Illawarra Road to the west and then by the Rocky Point Road, first surveyed and built in the late 1830s and formalised in the 1850s. This was later to become the Princes Highway and forms the eastern boundary of the study area.¹⁴

3.3 Tempe Hotel Development 1883–1920

With the subdivision of the Tempe Estate and development around Arncliffe further south, traffic along the Rocky Point Road gradually increased and a number of small inns began to be built to serve the passing traffic. By 1883 the corner of Illawarra Road and Arncliffe Road (now Princes Highway and Brodie Spark Road) was occupied by a hotel known alternatively as the Tempe Hotel or Jacob's Hotel. A sale plan for allotments around Tempe house in 1883 show the hotel site on the corner with a second plan from 1885 of 'Jacobs Tempe Estate' showing a large building facing the Illawarra Road and running back along Arncliffe Road with a detached outbuilding facing Arncliffe Road close to the position of the Spark's stable building as shown in Figure 3.2. This plan appears to show the hotel with two shops or terraces adjacent to it to the south along the Highway frontage. It would appear that this particular sale did not proceed, as the plan includes a new street called Jacob Street which was never laid out. It does however have what would become Arncliffe Street shown, which on this sale was called Illawarra Street (see Figure 3.3).

The hotel was built between c1870 and was originally known as the Tempe Family Hotel. Meetings were held here in 1870 for the forming of the Rockdale Municipality. By 1883 the hotel was owned by GR Jacobs, by then called the Tempe Hotel. A sale plan for 1885 notes the area around the hotel, including the study site as Jacobs Estate

By 1897 the hotel had been renamed the Gladstone Hotel, with a Tempe Hotel having opened further towards St Peter's during this period. The hotel continued to trade on the site until 1909 after which it was converted into shops and a residence. The *Sands Directory* for 1885 show that adjacent to the hotel (on the southern side) was the farrier and blacksmith H McHugh, who continued to operate on the site until 1909. At this time a Lee Wah, storekeeper, was also listed as being on site in the building next door to the former hotel. Lee Wah continued on site until c1916.

In 1920 the former hotel was occupied by Mrs Margaret Willich (31 Rocky Point Road), with a WH Crook & Co Coloured Tinfoil Manufacturer also operating from the site. This small industrial use may have been utilising the hotel or the associated yard for their works.

3.4 Site Development 1930–2009

An aerial photograph from 1930 appears to show some buildings occupying the corner block facing the Princes Highway, with the remainder of the site being an empty, undeveloped block. An aerial from 1943 shows cars parked on a strip on the highway, possibly the employees of Crook & Co, buildings can be seen facing the highway, and like 1930, the remainder of the site is empty.

In 1951 aerial photos show the first development on the Arncliffe Street frontage with a square, probably warehouse building on the corner of Arncliffe Street and Brodie Spark Road. It is not known what this building was used for but is likely to be light industrial or warehouse storage which was developing in response to the growing airport nearby.

By 1971 aerial photos show the site fully developed on both the Arncliffe Street and Princes highway frontages, with small industrial and factory sites across the subject area. The old hotel building has been demolished from the corner of the Princes highway. Of interest is a arched roof, hanger like building, maybe a relocated air force or aviation hanger from military surplus. The remainder of the buildings are a mix of brick and iron factory sites.

The buildings shown in the 1971 aerial photo remain on site with little changed in layout or use since this time.

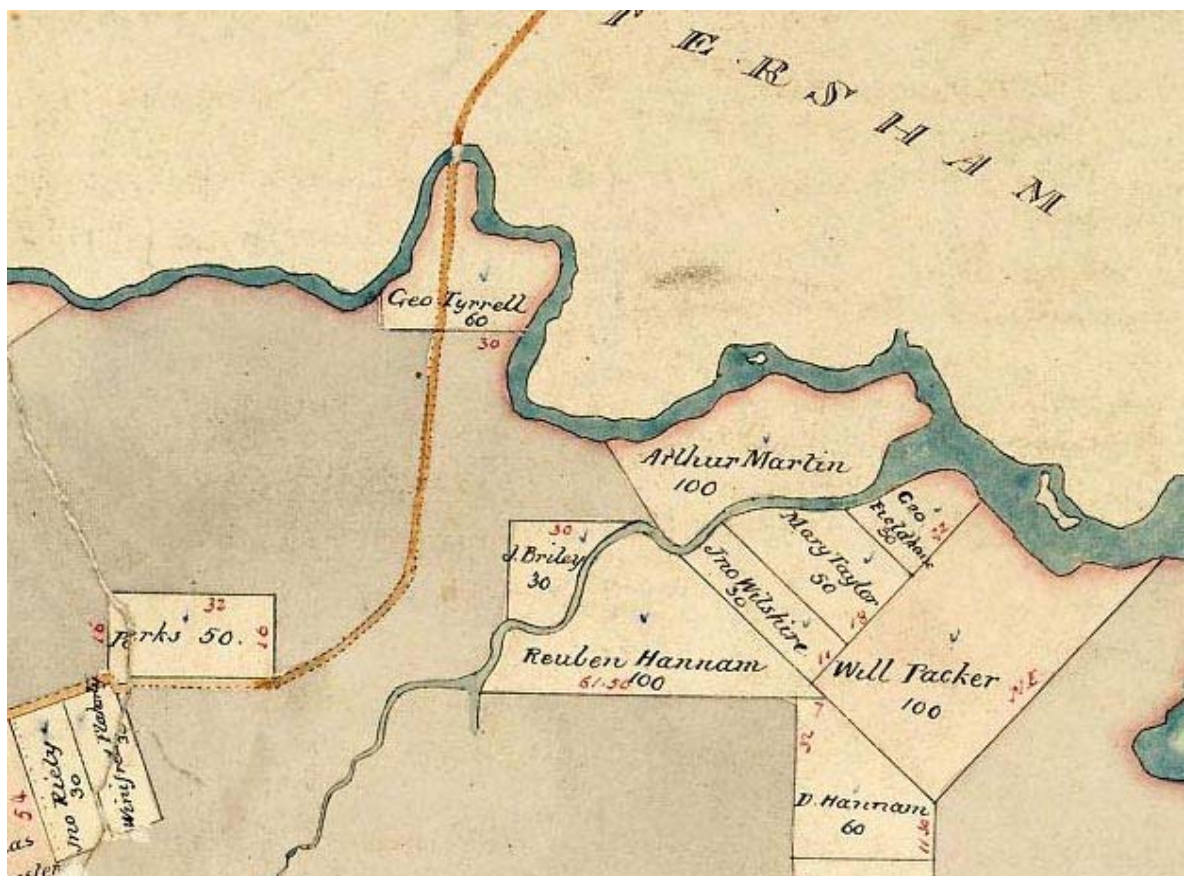


Figure 3.1 Plan of part of Parish of St George showing William Packer's 100 acres. (Source: Department of Lands)

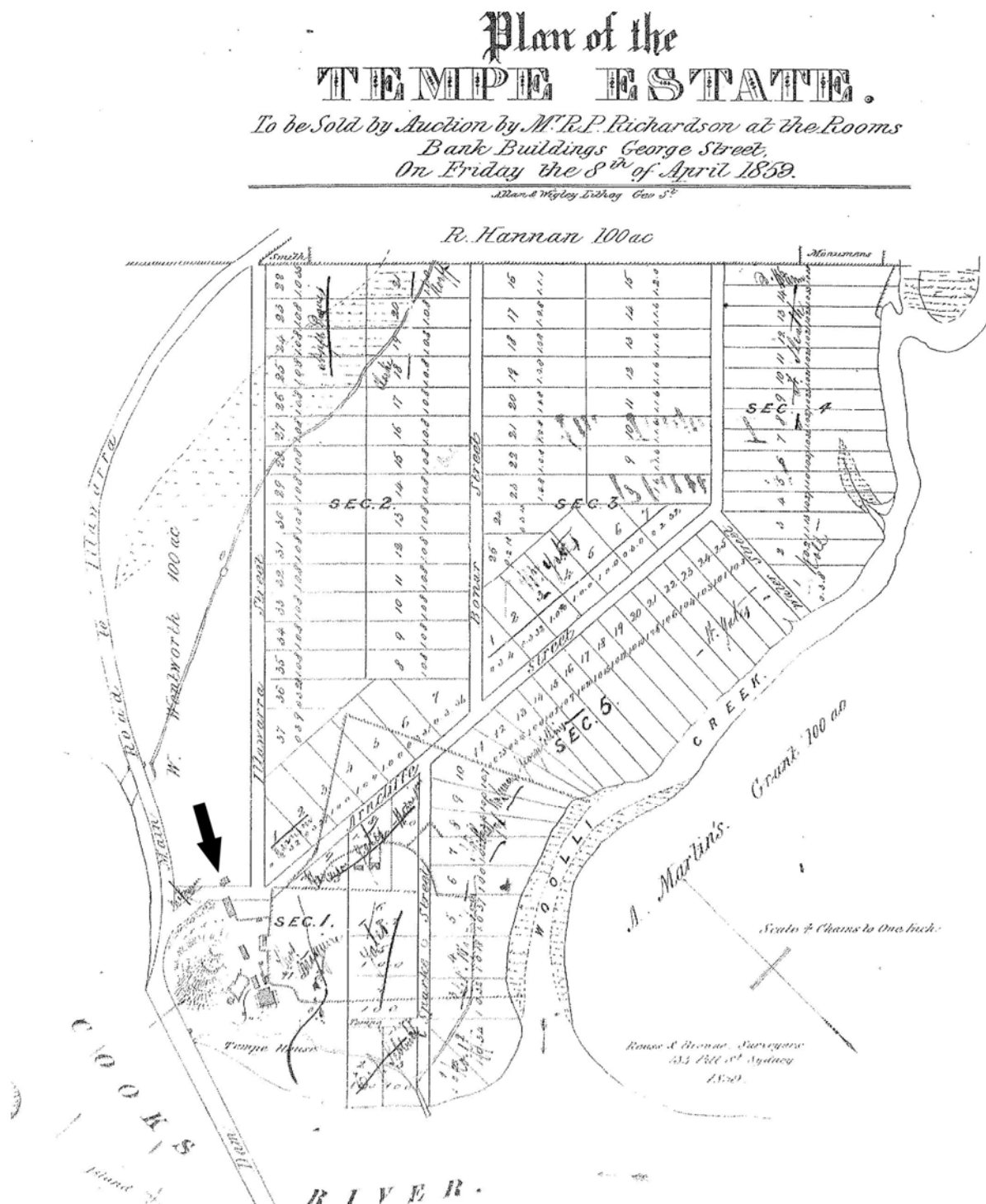


Figure 3.2 1859 subdivision plan of Sparks' Tempe Estate showing Tempe House and the proposed allotments. The arrow shows the rear stable or outbuilding of the Tempe House group which is positioned to the south of the new road within the study site area. (Source: Mitchell Library, State Library of NSW)

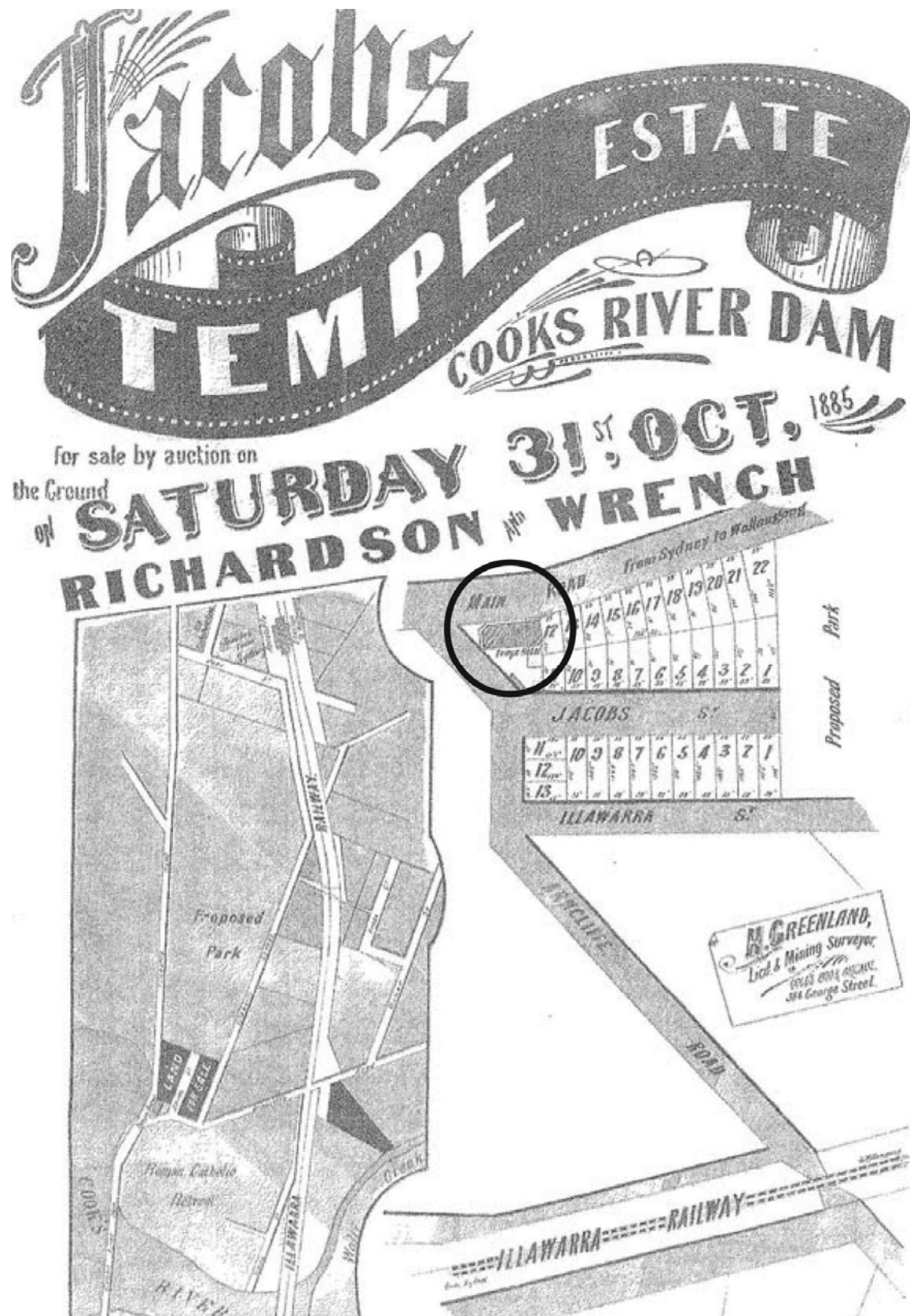


Figure 3.3 1885 Subdivision plan of Jacob's Tempe Estate with GR Jacobs Tempe Hotel shown circled on the corner of the Main Road and what was then Arncliffe Road. A small outbuilding can be seen facing Arncliffe Road near the corner of Jacobs Street. Jacobs Street shown here was never laid out and this subdivision sale did not proceed. (Source: Mitchell Library, State Library NSW).

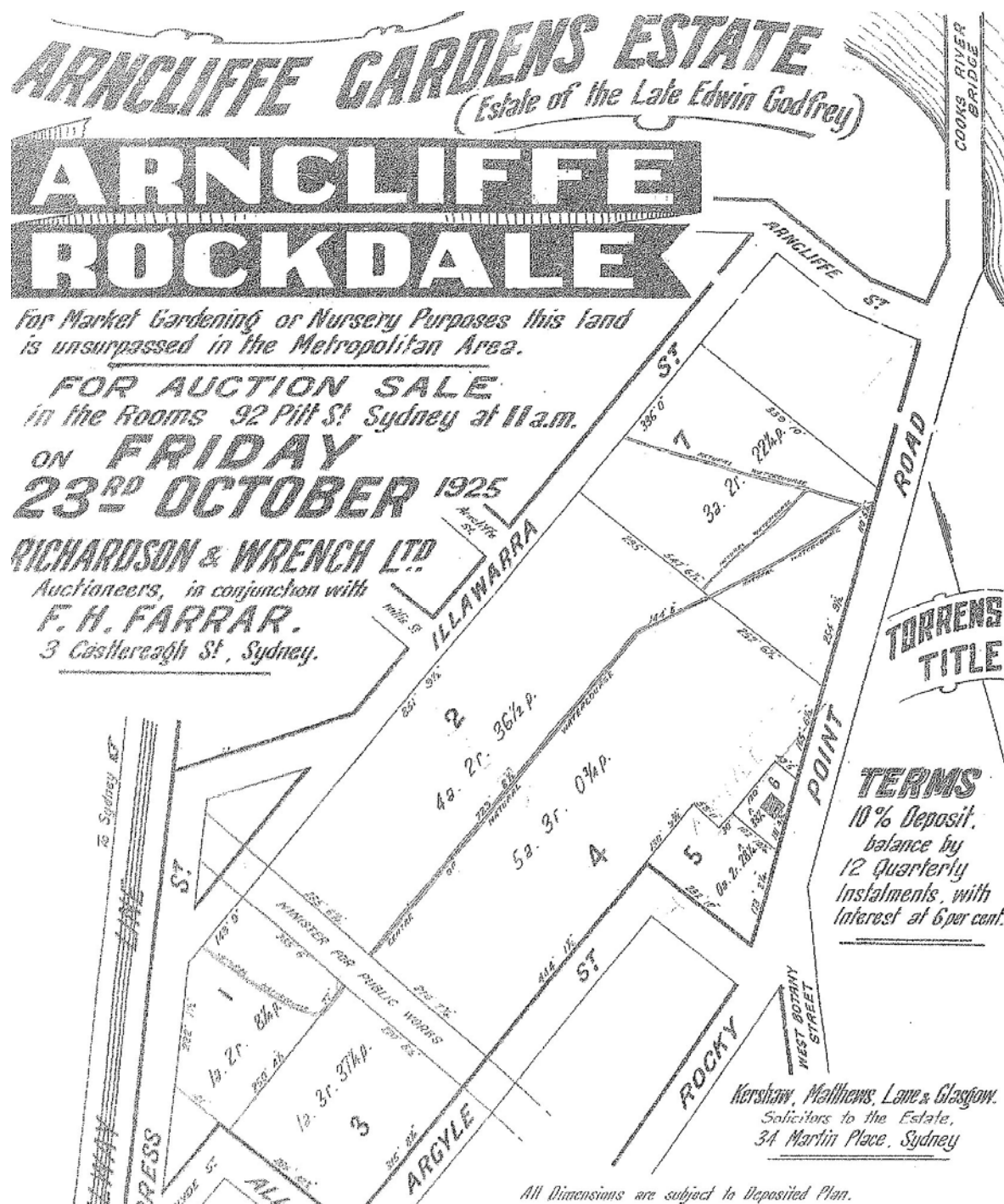


Figure 3.4 1925 Subdivision plan of the Arncliffe Gardens Estate immediately to the south of the study area. Note the land is for sale as market gardens, suggesting there has been little to no development in this area to this time. The study area is shown bounded by Rocky Point Road, Arncliffe Street and Illawarra Street. (Source: Mitchell Library, State Library of NSW)



Figure 3.5 1930 aerial photograph showing the study area circled. What appears to be the former Tempe Hotel can be seen on the corner with the remainder of the site vacant. (Source: Department of Lands)



Figure 3.6 1943 aerial showing the former Tempe Hotel site circled. By this stage the site was being used for light industrial manufacturing, the cars parked are likely those of the workers. The remainder of the site remains undeveloped. (Source: Department of Lands)



Figure 3.7 1951 photograph with the first of the buildings currently on site, on the corner of Arncliffe Road, arrowed. From this period the site was gradually developed as an industrial area. Note also that the Highway has been realigned in comparison to Figure 3.5 and 3.6. (Source: Department of Lands)



Figure 3.8 1970 aerial photograph with the study area circled. Note in comparison to Figure 3.7 the site is now fully developed with light industrial sheds and warehouses. (Source: Department of Lands)

3.5 Endnotes

- ¹ Attenbrow, V 2002, *Sydney's Aboriginal Past*, UNSW Press, Sydney, p 22.
- ² Centennial Park, Moore Park, Queens Park, State Heritage Register Listing, 2008.
- ³ Archaeological & Heritage Management Solutions 1999, Baseline Archaeological Assessment Report 1200mm Mains Renewal at Centennial Park, Sydney NSW, prepared for Australian Water Technologies and Centennial Park and Moore Park Trust, p 8.
- ⁴ Godden Mackay Logan 1996, Moore Park Showground Fox Studios Development, Archaeological Assessment, prepared for Fox Studios, p 6.
- ⁵ Archaeological & Heritage Management Solutions, 1999, op cit, p 8.
- ⁶ Lynch, WB and FA Larcombe, *Randwick 1859–1976*, Council of the Municipality of Randwick, Sydney, p 5, cited in Godden Mackay Logan 1996, op cit, p 6.
- ⁷ Elder, B 1988, *Blood on the Wattle: Massacres and Maltreatment of Australian Aborigines since 1788*, National Book Distributors, Brookvale, p 8, cited in Archaeological & Heritage Management Solutions 1999, op cit, p 8.
- ⁸ Ashton, P and K Blackmore 1988, *Centennial Park: A History*, NSWU Press, Kensington, p 12, cited in Archaeological & Heritage Management Solutions 1999, op cit, p 8.
- ⁹ Sydney Gazette and NSW Advertiser, 18 April 1812.
- ¹⁰ Tempe House & St Magdalene's Chapel, State Heritage Register, No 5045451
- ¹¹ *ibid.*
- ¹² *ibid.*
- ¹³ *Sydney Morning Herald*, 6 April, 1859.
- ¹⁴ Walker, M & T Kass, 'Rockdale Heritage Study' prepared for Rockdale Municipal Council, 1991, p 7.

4.0 Assessment of Archaeological Potential

4.1 Site Inspection

The subject land was inspected by Lyndon Patterson, of Godden Mackay Logan Pty Ltd, on 16 September 2009. The client provided access to the various properties on the subject land except 96 and 92 Arncliffe Street which not able to be accessed. Photographic records (using a Digital Canon Powershot A550 camera), sketch plans and diary descriptions were compiled as part of the field records. General observations on the integrity and condition of the site were also noted to assist predictive modeling of the potential archaeological resource.

The site currently contains assorted commercial and light industrial buildings that front the Princes Highway and Arncliffe Street and date from the mid to late twentieth century (see Figures 4.1–4.2). None of these buildings contain basement levels. The site also contains large areas of paved open space around the buildings fronting the Princes Highway. There are also a number of underground storage tanks located at the western end of the site.

4.2 Evidence from the Historical Record

The historical record indicates that the site has been subject to a number of phases of development since European settlement, including the following:

1. *Tempe House Estate c1833-late nineteenth century*

A sale plan of the estate from 1859 shows a line of outbuildings and stables running southwest from the house. Notably, one of these buildings is shown in the northwest corner of the current subject land (see Figure 2.2). The map does not indicate what this building or structure might have been.

2. *Tempe Hotel and later use of the building c1870-1943*

By 1883, the corner of Illawarra Road (now Princes Highway) and Arncliffe Street (now Brodie Spark Drive) was occupied by the Tempe Hotel (also known as Jacob's Hotel). A sale plan for allotments around Tempe house in 1883 shows the hotel site on the corner with a second plan from 1885 of 'Jacobs Tempe Estate' showing a large building facing the Illawarra Road and running back along Arncliffe Road with a detached outbuilding facing Arncliffe Road close to the position of the Spark's stable building as shown in Figure 3.2. The historical research indicates that the Tempe hotel was constructed c1870 and traded as a hotel until 1909 when it was converted to a shop and house. In 1920 the former hotel became a coloured tinfoil manufacturer. This building still appears on the 1930 and 1943 aerial photographs of the area.

3. *Blacksmith's Shop c1885-1909*

In 1885, the Sands Directory lists the business on the Princes Highway next to the hotel was a blacksmith's which operated until 1909.

4. *Storekeeper's Shop c1909-1916*

From 1909, the Sands Directory also lists a storekeeper as being on the site in a building next to the former hotel (also fronting the current Princes Highway) until c1916.

5. *Warehouse Building c1951*

A 1951 aerial photograph shows a former warehouse building on the corner of Arncliffe Street.

4.3 Potential Historical Remains

The subject land contains no visible historical archaeological remains, however, the site does have potential to contain subsurface features and deposits relating to former phases of historical development.

1. Archaeological remains relating to an outbuilding of Tempe House located on the northeast corner of the subject land, possibly a stone or brick stable (shown as a rectangle on the 1859 plan). These remains may include stone or brick foundations, occupation deposits, and/or former yard or floor surfaces (such as paved or cobbled areas).
2. Archaeological remains relating to Tempe Hotel (or Jacob's Hotel) on the corner of Princes Highway and Brodie Spark Drive. These remains may include stone or brick foundations, underfloor or other occupation deposits, and construction/demolition deposits, structural remains of associated outbuildings, and/or deeper subsurface features such as a well or privies.
3. Archaeological remains relating to the blacksmiths shop c1885–1909. The location of this building is unknown but is likely to have been along the Princes Highway frontage. The form and fabric of this building is also unknown. Archaeological evidence may include structural remains (brick/stone foundations or postholes if timber construction), remains of associated infrastructure such as a furnace or forge, and/or occupation deposits.
4. Archaeological remains relating to the storekeepers shop c1909–1916, adjacent to the Tempe/Jacob's Hotel building. It is not known whether this building was constructed of timber, brick or stone. Archaeological evidence is likely to be limited to structural remains (brick/stone foundations or postholes if timber construction), and construction/demolition deposits.
5. Archaeological remains associated with the former warehouse/workshop structure on the northeastern corner of the site would likely be limited to structural remains (probably brick/concrete).

The approximate locations of these former site features are shown in Figure 4.3. The known and potential archaeological resource and processes affecting their survival are summarised in Table 4.1 below.

Table 4.1 The known and potential archaeological resource identified at 78-96 Arncliffe Street and 31-45 Princes Highway, Wollie Creek.

Potential Archaeological Remains	Processes Affecting Their Survival	Likelihood of Survival of in situ Relics
1. Tempe House Outbuilding	The construction of the brick warehouses along Arncliffe Street, would have resulted in some subsurface disturbance of these remains, including the levelling of the land and laying of the concrete for these buildings. However structural remains of this building are likely to survive beneath the concrete slab, as well as some associated deposits and features.	Moderate–High

Potential Archaeological Remains	Processes Affecting Their Survival	Likelihood of Survival of in situ Relics
2. Tempe Hotel (or Jacob's Hotel), later Gladstone Hotel and later shop/residence/ industrial building	The construction of the caryard on this site and associated buildings, including some possible levelling of the land may have impacted on the archaeological remains of the former Tempe Hotel. However structural remains of this building are likely to survive in this area, as well as some associated deposits and features. Remains of any deeper subsurface features (well/prives) associated with the former hotel would also be likely to survive in this area.	Moderate–High
3. Blacksmith's Shop	The construction of the caryard on this site and associated buildings, including some possible levelling of the land may have impacted on the archaeological remains of the former Blacksmith's Shop. The installation of underground storage tanks in this vicinity may have had a major impact on any remains of this former structure. Some deposits relating to the foundations, associated infrastructure and other deposits and features may survive in this area, however, the precise location of this former structure is unknown.	Low–Moderate
4. Storekeepers's Shop	The construction of the caryard on this site and associated buildings, including some possible levelling of the land may have impacted on the archaeological remains of the former Storekeeper's Shop. However structural remains of this building are likely to survive in this area, as well as some associated deposits and features.	Moderate
5. Former warehouse/workshop	The construction of the brick warehouses along Arncliffe Street, would have resulted in some subsurface disturbance of these remains, including the levelling of the land and laying of the concrete for these buildings. However structural remains of this building are likely to survive beneath the concrete slab.	Moderate

4.4 Summary of Historical Archaeological Potential

The site has some potential to contain archaeological remains associated with various phases of its history. These remains are likely to not have been subject to major disturbance associated with the subsequent phases of construction across the site, including construction of the existing buildings, with the exception of the former blacksmith's shop, which may have been affected by the installation of underground tanks in the southwest corner of the site.

The areas of archaeological potential are located around the eastern and southern boundaries of the site, as shown in Figure 4.4. The remaining areas of the site have been assessed as having no historical archaeological potential.



Figure 4.1 The modern brick warehouse at 96 Arncliffe Street on the corner of Arncliffe Street and Brodie Spark Drive. The rear of this building is the location of the former outbuilding associated with Tempe House (Source: GML, 2009).



Figure 4.2 A view of the existing caryard at 31 Princes Highway. This property consists of a brick building 'Australian Fleet Sales', an area of concrete pavement facing Princes Highway and bitumen to the rear of the building. The former Tempe Hotel, also known as Jacob's Hotel c.1893 was located on the corner of Princes Highway and Brodie Spark Drive. The Blacksmith's Shop and the Storekeepers Shop would have been next to the hotel facing the Princes Highway (Source: GML, 2009).



Figure 4.3 Plan of the site indicating the approximate location of demolished earlier buildings. (Baseplan Source: Gary Edwards and Associates Pty Ltd)

5.0 Significance Assessment

5.1 Principles

The concept of 'cultural significance' or 'heritage value' embraces the value of a place or item which cannot be expressed solely in financial terms. Assessment of cultural significance aims to establish why a place or item is considered important and is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place, and the response that the place evokes in the community.

Assessment of the cultural significance of archaeological sites is more difficult because the extent and nature of the features is often unknown, and it becomes necessary to predict their likely significance on the basis of expected or potential attributes. Historical research can often enhance assessment of the likely significance of potential archaeological remains.

Archaeological deposits and features can enhance our understanding of the history and settlement of New South Wales. Archaeological sites often include stratified deposits of material culture which can be analysed to yield information about the history of the place, within a local or broader context, which is unavailable from documentary sources. Archaeological investigations can reveal much about technologies, economic and social conditions, taste and style. The features and artefacts extracted during an archaeological investigation can provide primary evidence about the way of life of previous generations. Archaeological sites that contain these elements therefore have scientific value and research potential.

5.2 Basis of Assessment

The *NSW Heritage Manual*, published by the NSW Heritage Office (now the Heritage Branch) and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance.¹ The manual provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion. Further assessment of significance may be developed in the future should the study area be the subject of additional historical research and an archaeological test excavation.

The following assessment has been prepared in accordance with these criteria, which are:

- Criterion (a)* *an item is important in the course, or pattern, of NSW's cultural or natural history;*
- Criterion (b)* *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;*
- Criterion (c)* *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;*
- Criterion (d)* *an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;*
- Criterion (e)* *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;*
- Criterion (f)* *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and*

Criterion (g) an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

5.3 Significance Assessment

5.3.1 Criterion A

An item is important in the course, or pattern, of NSW's cultural or natural history.

The potential archaeological resource of the subject land would have some importance to the study of the history of the Sydney suburb of Wolli Creek. Tempe House was important to the development of the area, and archaeological remains of one of the outbuildings may exist on the subject land. The potential archaeological remains of Tempe Hotel and commercial buildings along the Princes Highway may have some importance for studying the commercial development of Wolli Creek. The subject site is therefore considered to be significant at a Local level in terms of this criterion.

5.3.2 Criterion B

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.

The site of 78–96 Arncliffe Street is within the boundary of two parcels of land that belonged to William Packer of 30 and 100 acres on the Cooks River, granted in January 1810. Packer was a sergeant in the NSW Corps, living in Pitt Street. He may have been a significant corporal figure in early colonial New South Wales; however, there were no recorded improvements to the land during his ownership so the association of the subject land with this character remains low.

In 1826 the merchant Alexander Brodie Spark purchased Packer's Bundelwarren farm at Cooks River and added it to two other portions to form his Tempe estate. An important early local figure, Spark commissioned the architect John Verge to design Tempe House, a substantial villa overlooking the river which was completed by c1836. Included as part of the property were outbuildings, archaeological remains of which may exist on the current subject land. As these are only potential archaeological remains, the significance in terms of this criterion is considered low.

5.3.3 Criterion C

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW.

The potential archaeological remains on the subject land are unlikely to demonstrate significant aesthetic characteristics or an important creative or technical achievement in New South Wales or the local area. The site is therefore not considered to be significant in terms of this criterion.

5.3.4 Criterion D

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

The potential archaeological remains on the subject land are unlikely to have a strong or special association with a particular community or cultural group in New South Wales and are not considered to be significant in terms of this criterion.

5.3.5 Criterion E

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

The remains of the Tempe House outbuilding may contain archaeological deposits that reflect its period from the mid to late nineteenth century. Archaeological investigation of the remains could enhance our understanding of the construction of the outbuilding and yield information about the Tempe House estate. The potential archaeological remains associated with this structure have moderate archaeological significance and research potential.

The Tempe Hotel, blacksmith's shop and storekeeper's shop may contain archaeological deposits including specific artefacts that reflect the different industries and also their periods of use c1870-1943. Archaeological investigation of the remains could enhance our understanding of the construction methods of the Tempe Hotel and commercial shops during this period and their evolution over time. The potential archaeological remains associated with these structures have low to moderate archaeological significance and research potential.

5.3.6 Criterion F

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

While outbuildings are a common heritage item in the Sydney area, outbuildings dating to the period of Tempe House Estate, c1833, are not so common. The potential archaeological remains of the Tempe House outbuilding would be considered locally rare in terms of this criterion. There are other examples of public hotels and commercial shops in the late nineteenth century in the Sydney area. As such, the Tempe Hotel, blacksmith's shop and storekeeper's shop would not be considered rare in terms of this criterion.

5.3.7 Criterion G

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

The potential archaeological remains of the Tempe House outbuilding, Tempe Hotel, blacksmith's shop and storekeeper's shop may demonstrate the principal characteristics of their types constructed during the mid-to-late nineteenth century. Further investigation and comparative analysis, however, would be required to determine whether the site was significant in terms of this criterion.

5.4 Statement of Significance

The potential archaeological remains of the Tempe House outbuilding are significant to the local area for their historical heritage values, their research potential and their associations with local merchant Alexander Brodie Spark. The outbuilding is shown on an 1859 plan of the area, but it may date as early as the beginnings of the Tempe House Estate c1833. The Tempe House outbuilding may contain archaeological deposits that reflect its period of use from the mid-to-late nineteenth century. Archaeological investigation of the remains could enhance our understanding of the construction of the outbuilding and yield information about the Tempe House Estate.

The potential archaeological remains of the Tempe Hotel, blacksmith's shop and storekeeper's shop are significant to the local area for their historical heritage values and research potential. The

potential archaeological remains of Tempe Hotel and commercial buildings along Princes Highway may have some importance in the course of the commercial development of Wolli Creek. The Tempe Hotel, blacksmith's shop and storekeeper's shop may contain archaeological deposits including specific artefacts that reflect the different industries and also their periods of use c1870-1943. Archaeological investigation of the remains could enhance our understanding of the construction methods of the Tempe Hotel and commercial shops during this period and their evolution over time.

5.5 Endnotes

- ¹ NSW Heritage Office and the Department of Urban Affairs and Planning 1996, *NSW Heritage Manual*, Sydney; and NSW Heritage Office 2001, *Assessing Heritage Significance* (a *NSW Heritage Manual* update).

6.0 Impact Assessment

6.1 The Development Proposal

The proposed development comprises the construction of a supermarket and associated retail functions with ground level car parking. The existing single storey industrial and workshop buildings that occupy the western section of the site will be demolished, but the front wall that runs along Arncliffe Street will remain, as will the existing walls which run along Brodie Spark Drive and east-west along the site.

The proposal is primarily an on grade development with limited cut and fill of the land as the development and construction proceeds. Any underground tanks on the site will be removed and new services will be installed.

6.2 Potential Archaeological Impacts

Elements of the proposed development of the site that include subsurface disturbance have some potential to physically impact on the site's archaeological resources. Any excavation within the areas of archaeological potential may have potential archaeological impacts. Figure 6.1 shows the proposed development in relation to the areas of archaeological potential identified in this report.

Most of the archaeological impacts would occur as part of the site preparation works, including the removal of existing ground slabs as part of the demolition of current buildings, and site grading works prior to the construction of new buildings and associated infrastructure.

It is understood that the proposed development would not include any bulk excavation of the site, other than limited regrading works. There would be localised excavation associated with the removal of underground tanks, the installation of new services and landscaping works.

The main supermarket building would be located mostly outside of the areas of archaeological potential. Construction of this building, including the installation of pier and strip footings and services within the footprint of this building, would therefore be unlikely to result in any archaeological impacts, except for the easternmost extent of this building which extends across the site of the former outbuilding of Tempe House.

Construction of the new retail building near the southeastern corner of the site would be located mostly outside the areas of archaeological potential. Construction of this building would therefore be unlikely to result in any archaeological impacts, except for the eastern side of this building which extends across the site of the former Tempe Hotel and potential outbuildings.

Construction of ground level carparking areas across the site is unlikely to result in any archaeological impacts except for proposed new underground services and landscaping.

The proposed redevelopment of the site is therefore unlikely to result in any major archaeological impacts.

6.3 Archaeological Mitigative Strategy

In order to mitigate any potential archaeological impacts associated with the proposed redevelopment of the site, a mitigative strategy is recommended to ensure that the site's archaeological significance and research potential is managed appropriately.

The site is unlikely to contain any archaeological remains that would warrant in situ retention. On that basis, the site's archaeological potential and significance does not represent any constraint to the proposed redevelopment of the site. However, in the areas where the site's potential remains are likely to be disturbed, archaeological investigation and recording would be required as part of the proposed works.

Any ground disturbance in areas identified as having archaeological potential should be minimised where possible.

Due to its potential significance, and the likelihood that its in situ remains will be disturbed by the construction of the easternmost section of the new supermarket building, the site of the former Tempe House outbuilding should be subject to test excavation following removal of existing site elements (buildings and ground slabs). The excavation should occur prior to any ground preparation works in this area (eg grading or removal of any subsurface elements).

Other areas of archaeological potential should be subject to archaeological monitoring in conjunction with any excavation or ground preparation works in this area (eg grading or removal of any subsurface elements).

The areas where archaeological investigation is recommended are shown in Figure 6.2.

An Archaeological Research Design report should be prepared to guide these proposed investigation works and to provide the client and site contractors with a clear understanding of the nature and extent of the proposed archaeological works.

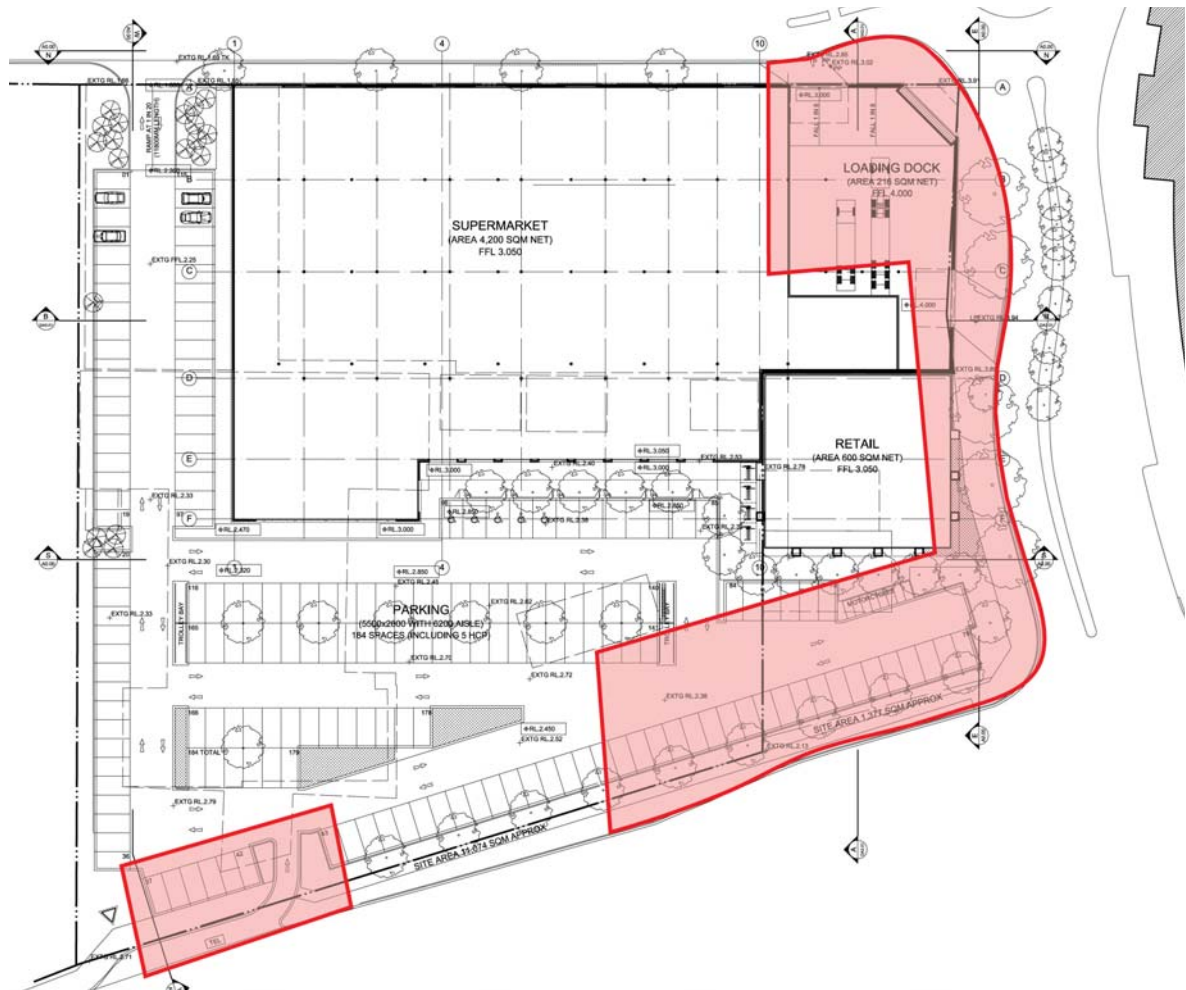


Figure 6.1 Overlay of the proposed redevelopment of the site showing areas of archaeological potential. (Baseplan prepared by marchese + partners international, May 2008).

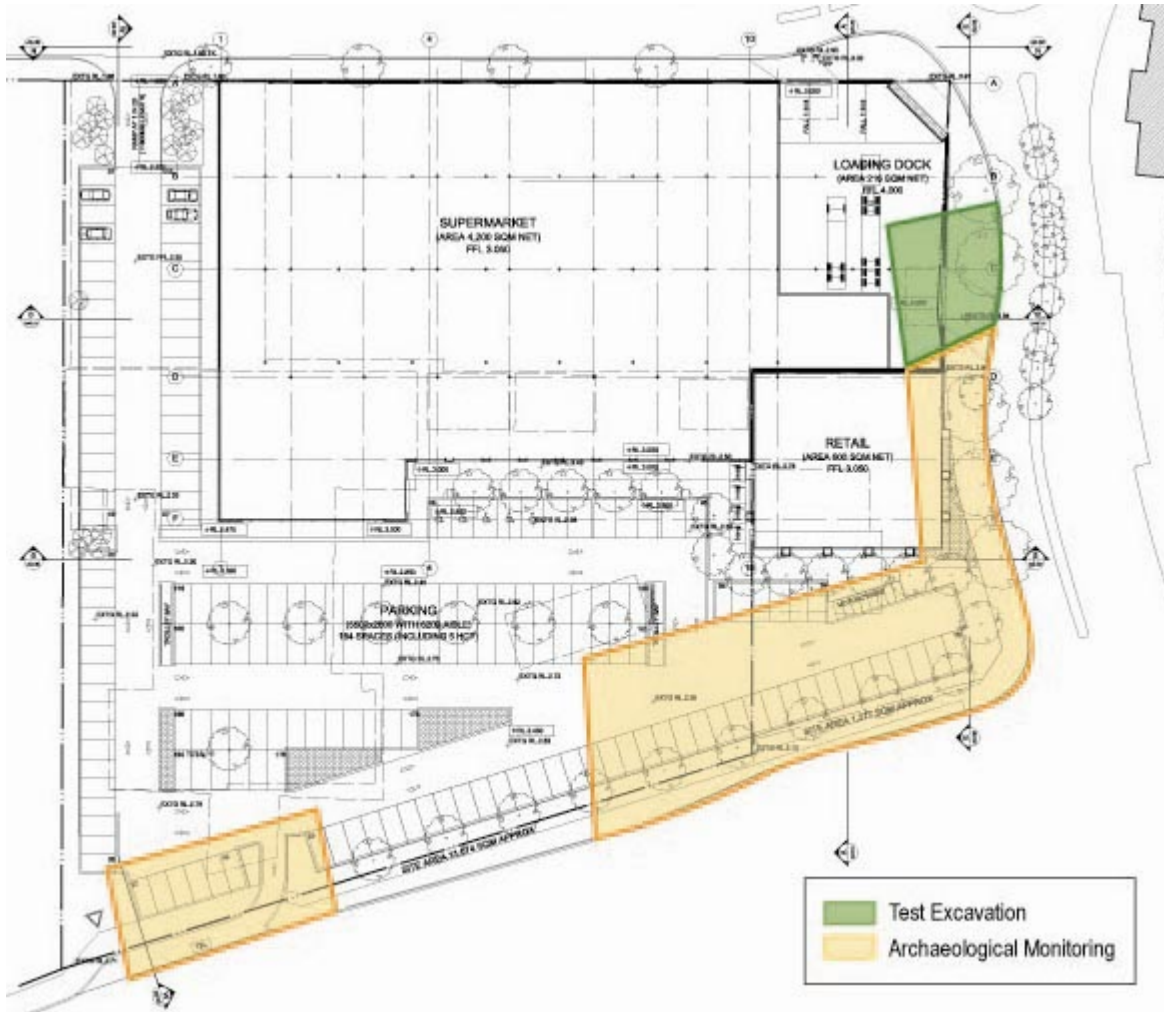


Figure 6.2 Overlay of the proposed redevelopment of the site showing areas where archaeological investigation is recommended. (Baseplan prepared by marchese + partners international, May 2008).

7.0 Conclusion and Recommendations

7.1 Conclusions

- The site has potential to contain historical archaeological remains associated with former phases of historical development. The remains are located along the southern and eastern boundaries of the site.
- The remaining areas of the site have been assessed as having no archaeological potential.
- The site contains a number of mid-late twentieth century industrial warehouses and buildings. Construction of these buildings is likely to have had only a minor impact on the survival of remains associated with former phases of the site's development.
- The potential archaeological remains have been assessed as being of Local significance, with low to moderate archaeological research potential.
- The proposed redevelopment of the site would generally have only a minor impact on the site's archaeological resources.
- The site is unlikely to contain any archaeological remains that would warrant in situ retention. On that basis, the site's archaeological potential and significance does not represent any constraint to the proposed redevelopment of the site.

7.2 Recommendations

The following strategy is recommended to manage the site's potential archaeological resource as part of the proposed redevelopment of the site:

- Any ground disturbance in areas identified as having archaeological potential should be minimised where possible.
- The site of the former Tempe House outbuilding should be subject to test excavation following removal of existing site elements (buildings and ground slabs) but prior to any ground preparation works in this area (eg grading or removal of any subsurface elements).
- Other areas of archaeological potential along the southern and eastern boundaries of the site should be subject to archaeological monitoring in conjunction with any excavation or ground preparation works in this area (eg grading or removal of any subsurface elements, service trenching and landscaping).
- An Archaeological Research Design (ARD) report should be prepared to guide these proposed investigation works and to provide the client and site contractors with a clear understanding of the nature and extent of the proposed archaeological works.
- Additional historical and archaeological research should be undertaken as part of the preparation of the ARD, in order to develop a better understanding of the former site elements prior to investigation.
- As this project is being undertaken under Part 3A of the *Environmental Planning and Assessment Act 1979* (NSW), there is no requirement for specific approval from the Heritage

Council of NSW under the *Heritage Act 1977* (NSW). However, it is recommended that a copy of this report and the ARD be submitted to the Heritage Branch, Department of Planning, for information purposes.

- Suitable clauses should be included in all contractor and subcontractor contracts to ensure that on-site personnel are aware of their obligations and requirements in relation to the site's archaeological potential and significance. In particular, site personnel should recognise the authority of the archaeologist on site to halt or redirect site works, as required.
- In the event that substantially intact archaeological remains not identified by this assessment were to be identified during excavation, work should cease immediately in the affected area(s) and an archaeologist should be contacted to assess the remains and advise on appropriate action.
- In the unlikely event that archaeological evidence relating to Aboriginal occupation and/or use of the site were to be discovered, the Department of Environment and Climate Change should be notified immediately in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). The Local Aboriginal Land Council should also be notified at this time.